

## ZONING AND BUILDING AGENDA

JANUARY 9, 2007

### **THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIANCES:**

- 252161 DOCKET #7307 - ALL AMERICAN ENTERPRISES, Owner, 17005 Western Avenue, South Holland, Illinois 60473, Application (No. MA-02-01; Z02048). Submitted by Christ Healing Evangelical Church, 2422 West Schubert Avenue, Chicago, Illinois 60647. Seeking a MAP AMENDMENT from the I-2 General Industrial District to the R-1 Single Family Residence District for a church and an elementary, non-boarding school and, if granted under companion Special Use SU-02-03, an athletic soccer field, a day care center/children's school and a man-made/artificial lake; and, if granted under companion Special Use, Unique Use SU-02-04, an exhibition/meeting hall (auditorium and banquet hall), a community technology center and a health and fitness, gymnasium center in Section 13 of Thornton Township. Property consists of approximately 8.74 acres located on the east side of Greenwood Avenue approximately 623 feet north of 158th Place. Intended use: Church building complex. **Recommendation: That the application be granted a one year extension of time.**
- 252165 DOCKET #7308 - ALL AMERICAN ENTERPRISES, Owner, 17005 Western Avenue, South Holland, Illinois 60473, Application (No. SU-02-03; Z02049). Submitted by Christ Healing Evangelical Church, 2422 West Schubert Avenue, Chicago, Illinois 60647. Seeking a SPECIAL USE in the R-1 Single Family Residence District (if granted under companion MA-02-01) for a church complex (also if granted under companion MA-02-01) to include an athletic soccer field, a day care center/children's school and a man-made/artificial lake; and also a Special Use, Unique Use (if granted under companion Special Use, Unique Use SU-02-04), for an exhibition/meeting hall (auditorium and banquet hall), a community technology center and a health and fitness, gymnasium center in Section 13 of Thornton Township. Property consists of approximately 8.74 acres located on the east side of Greenwood Avenue approximately 623 feet north of 158th Place. Intended use: Church building complex including an athletic soccer field, a day care center/children's school and a man-made/artificial lake. **Recommendation: That the application be granted a one year extension of time.**
- 252169 DOCKET #7309 - ALL AMERICAN ENTERPRISES, Owner, 17005 Western Avenue, South Holland, Illinois 60473, Application (No. SU-02-04; Z02050). Submitted by Christ Healing Evangelical Church, 2422 West Schubert Avenue, Chicago, Illinois 60647. Seeking a SPECIAL USE, UNIQUE USE in the R-1 Single Family Residence District (if granted under companion MA-02-01) for a church complex (also if granted under companion MA-02-01) to include an exhibition/meeting hall (auditorium and banquet hall), a community technology center and a health and fitness, gymnasium center; and also a Special Use (if granted under companion SU-02-03) for an athletic soccer field, a day care center/children's school and a man-made/artificial lake in Section 13 of Thornton Township. Property consists of approximately 8.74 acres located on the east side of Greenwood Avenue approximately 623 feet north of 158th Place. Intended use: Church building complex including an exhibition/meeting hall, a community technology center and a health and fitness, gymnasium center. **Recommendation: That the application be granted a one year extension of time.**

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIANCES:**

273620 DOCKET #7948 – S. PLEWA, Owner Application: Variation to reduce front yard setback from 25 feet (@20%) to 20 feet; reduce both interior side yard setbacks from 10 feet to 3 feet; increase floor area ratio from .40 to .50 for a new single family residence; and reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of South Luna Avenue, approximately 47 feet north of 51st Street in Stickney Township. **Recommendation: That the application be granted a one year extension of time.**

Conditions: None

Objectors: None

273621 DOCKET #7949 – S. PLEWA, Owner Application: Variation to reduce front yard setback from 25 feet (@20%) to 20 feet; reduce both interior side yard setbacks from 10 feet to 3 feet; increase floor area ratio from .40 to .50 for a new single family residence; and reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of South Luna Avenue, approximately 72 feet north of 51st Street in Stickney Township. **Recommendation: That the application be granted a one year extension of time.**

Conditions: None

Objectors: None

274869 DOCKET #7985 – J. WINTER, Owner Application: Variation to increase height of fence in front yard from 3 feet to 6 feet for a privacy fence in the R-7 General Residence District. The subject property consists of approximately 0.09 of an acre, located on the west side Dee Road, approximately 303 feet north of Dempster Street in Maine Township. **Recommendation: That the application be granted a one year extension of time.**

Conditions: None

Objectors: None

274870 DOCKET #7987 – V. KUCERA, Owner Application: Variation to reduce front yard setback from 25 feet to 13 feet (existing); reduce right interior side yard setback from 10 feet to 8 feet; reduce rear yard setback from 5 feet to 0 feet; reduce lot area from 40,000 square feet to 15,000 square feet (existing); reduce lot width from 150 feet to 120 feet (existing) for proposed detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.35 of an acre, located on the west side of Stanley Avenue, approximately 241 feet north of 39<sup>th</sup> Street in Riverside Township. **Recommendation: That the application be granted a one year extension of time.**

Conditions: None

Objectors: None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIANCES:**

284033 DOCKET #8209 – M. GRZEBIEN, Owner Application: Variation to reduce left corner side yard setback from 10 feet to 5 feet; and reduce rear yard setback from 40 feet to 34 feet (existing) for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.17 of an acre, located on the north side of Victor Avenue, approximately 65 feet west of Flora Avenue in Maine Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

284034 DOCKET #8210 – A. & K. Marra, Owners Application: Variation to reduce rear yard setback from 50 feet to 40 feet for a deck addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the northeast corner of Longacres Lane and Circle Drive in Palatine Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

284035 DOCKET #8211 – R. HOMERDING, Owner Application: Variation to reduce front yard setback from 50 feet to 34 feet for a new single family residence in the R-3 Single Family Residence District. The subject property consists of approximately 1 acre, located on the south side of 16 feet ingress and 7 egress easement, approximately 279 feet west of Bell Road in Lemont Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

284036 DOCKET #8212 – M. WILSON, Owner Application: Variation to reduce lot width from 150 feet to 125 feet (existing); and reduce lot area from 40,000 square feet to 37,500 square feet (existing) for a new single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.75 of an acre, located on the southwest corner of Briar Lane and Crawford Avenue in Rich Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

\* The next regularly scheduled meeting is presently set for Tuesday, January 29, 2007.